

22 Coast Road , Wallsend, NE28 8DA

*** GUIDE PRICE £75,000 TO £80,000 *** CHAIN FREE *** GREAT 1ST BUY *** RENTAL POTENTIAL *** GROUND FLOOR FLAT *** PRIVATE REAR GARDEN *** TWO DOUBLE BEDROOMS ***

For sale with no onward chain, this two bedroom lower flat is situated on the old Coast Road and offers accommodation that will make a great 1st buy or rental vehicle. There are two double bedrooms, a living room, a kitchen and a bathroom, and to the rear, there is a private garden.

Coast Road is ideally located with easy access to road and transport links, and Wallsend Town Centre where there is an abundance of amenities to be found as well as a METRO STATION, Library, an "Outstanding" school, and Wallsend Gold Course. Leasehold - 125 years from 1982 with approx. 95 years remaining. Council tax band A, Energy Rating C. Call next2buy ltd to arrange a viewing - 0191 2953322

Price Guide £75,000

22 Coast Road

, Wallsend, NE28 8DA



- Chain Free
- Great 1st Buy
- 125 Yr Lease From 1992
- Two Double Bedrooms
- Rental Potential
- Energy Rating C
- Private Rear Garden
- Convenient Location

Entrance Hallway

Living Room

14'9" x 11'9" (4.52 x 3.59)

Kitchen

8'11" x 8'2" (2.73 x 2.50)

Bathroom

5'4" x 6'5" (1.65 x 1.98)

Bedroom 1

13'10" x 9'9" (4.22 x 2.98)

Bedroom 2

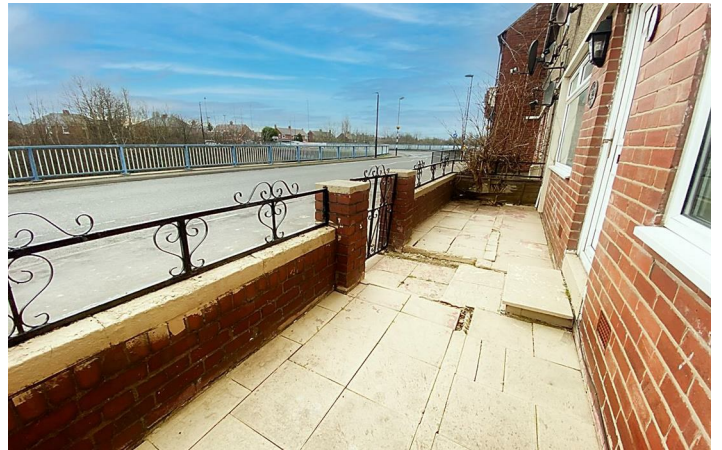
9'7" x 9'9" (2.94 x 2.98)

Externally

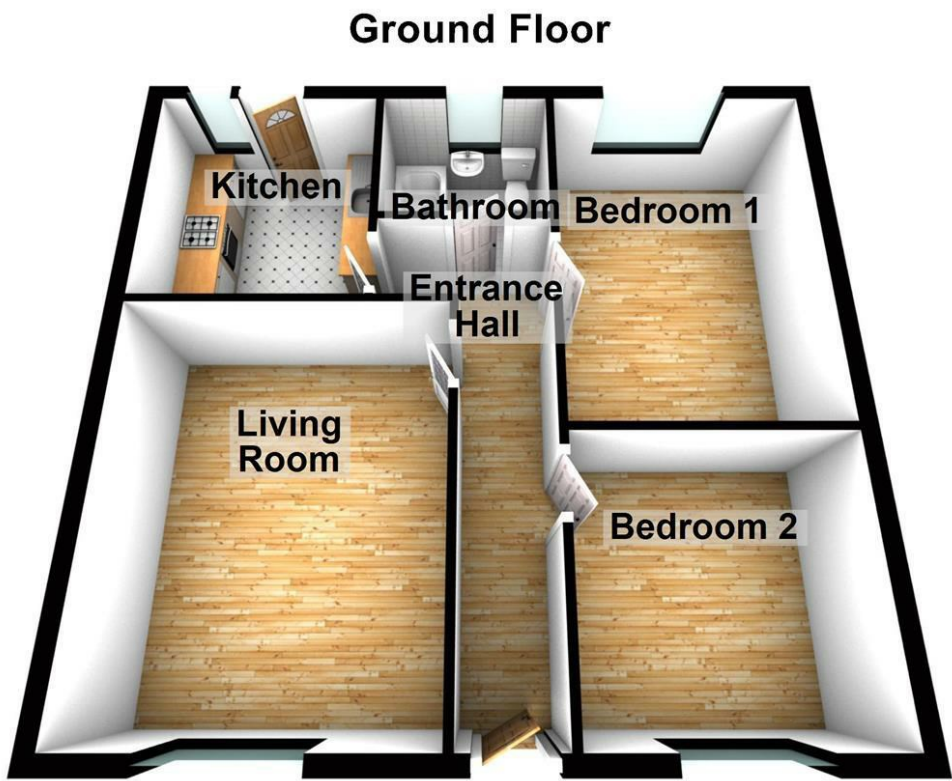
Leasehold



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		